

Mayor Bill Seuell called the meeting to order at 7:00 p.m. Also present were Councilmembers Robert Jurca, Kay Carlquist, Mary Cooper and Jim Berger, along with City Manager Lanny Sloan and City Attorney Mike Schottelkotte. A meeting notice was posted in the south window at City Hall at least twenty-four hours prior to the meeting.

**Pledge of Allegiance**

The Mayor led everyone present in the Pledge of Allegiance.

**Changes to the Agenda**

There were no changes to the Agenda.

**Minutes**

It was moved by Councilmember Carlquist and seconded by Councilmember Jurca to approve the minutes of September 18, 2007 as submitted by the Clerk. All in favor, motion carried.

**Citizen Comments**

Debbie Cueherpin of 544 "A" Street addressed Council concerning some code enforcement issues. Council asked her to submit her concerns in writing.

Michael Vaughn of 749 Meeker Street informed Council of a Neighborhood Watch program he and his neighbors have initiated in the area of Meeker Street and Grand Avenue between 7<sup>th</sup> and 11<sup>th</sup> Streets.

Brian Cambria, Executive Director of the Delta Area Chamber of Commerce, asked Council to consider adopting an ordinance reinstating the vendors' fee.

**Public Hearing: 2008 Budget**

Mayor Seuell recessed the regular meeting and opened the public hearing on the 2008 budget.

The Mayor called for public comment concerning the budget. When there was none, he closed the public hearing and reconvened the regular meeting.

**Resolution #10, 2007; Setting the Mill Levy**

Finance Director Tod DeZeeuw noted that Resolution #10, 2007, if adopted, will set the City's mill levy at 0 mills.

Resolution #10, 2007

A RESOLUTION LEVYING GENERAL PROPERTY TAXES FOR  
THE YEAR OF 2007 TO HELP DEFRAY THE COSTS OF  
GOVERNMENT FOR THE CITY OF DELTA, COLORADO, FOR THE  
2008 BUDGET YEAR

was read by the Clerk.

It was moved by Councilmember Jurca and seconded by Councilmember Berger to adopt Resolution #10, 2007. Roll call vote: Councilmembers Jurca, aye; Carlquist, aye; Cooper, aye; Berger, aye; and Seuell, aye. Motion carried.

**Resolution #11, 2007; Adopting the 2008 Budget**

Resolution #11, 2007

A RESOLUTION ADOPTING A BUDGET FOR THE CITY OF  
DELTA, COLORADO, FOR THE CALENDAR YEAR BEGINNING  
THE FIRST DAY OF JANUARY, 2008, AND ENDING ON THE  
THIRTY-FIRST DAY OF DECEMBER, 2008

was read by the Clerk.

## **Regular Meeting, Delta City Council, October 2, 2007 (Cont.)**

### **Resolution #11, 2007 (Cont.)**

Councilmember Berger questioned why funding for the Senior Program was included in the budget. He recalled that Council had not been in favor of funding this program during earlier discussions of the 2008 budget. Manager Sloan explained that the program was included in the budget to give Council the opportunity to bid if the decision was made later on to do so without having to make a supplemental appropriation in 2008. Councilmember Carlquist pointed out that funding from the program would come from Region 10. She favored leaving it in the budget in order to give Council the flexibility to proceed with the program in 2008 if they decide to do so. A brief discussion revealed that Councilmembers Jurca, Cooper and Berger favored removing the Senior Program from the budget entirely.

Mr. Berger also questioned the amount shown in the budget for personnel in the recreation center budget. He stated that the 2008 budget shows \$127,000 more in the rec center's personnel budget than the 2007 budget contained. City Manager Sloan stated staff would provide Council with clarification.

It was moved by Councilmember Jurca and seconded by Councilmember Berger to table Resolution #11, 2007. Roll call vote: Councilmembers Jurca, aye; Carlquist, aye; Cooper, aye; Berger, aye; and Seuell, aye. Motion carried.

It was moved by Councilmember Cooper and seconded by Councilmember Berger to bring the 2008 budget back to the next regular meeting with the Senior Program removed, and to ask staff to provide Council with clarification regarding the recreation center personnel budget. Roll call vote: Councilmembers Jurca, aye; Carlquist, nay; Cooper, aye; Berger, aye; and Seuell, aye. Motion carried.

### **Council Bill #23, 2007; First Reading; 2008 Appropriations**

#### **Council Bill #23, 2007**

AN ORDINANCE APPROPRIATING SUIMS OF MONEY TO THE  
VARIOUS FUNDS AND SPENDING AGENCIES IN THE AMOUNTS  
AND FOR THE PURPOSES SET FORTH BELOW FOR THE CITY  
OF DELTA, COLORADO, FOR THE 2008 BUDGET YEAR

was read by the Clerk.

It was moved by Councilmember Berger and seconded by Councilmember Cooper to table Council Bill #23, 2007. Roll call vote: Councilmembers Jurca, aye; Carlquist, aye; Cooper, aye; Berger, aye; and Seuell, aye. Motion carried.

### **Palmer Street Lift Station**

Utilities Director Fay Mathews explained that the existing lift station located at Palmer Street and Gunnison River Drive needs to be replaced. Staff is recommending approval of the purchase of a Smith & Loveless lift station package for installation as part of the Palmer Street lift station replacement project.

Extensive research convinced staff that the Smith & Loveless package would best meet the City's needs. Falcon Environmental, who has the exclusive right to distribute this lift station package in Colorado, has submitted a bid of \$38,899.

It was moved by Councilmember Berger and seconded by Councilmember Carlquist to authorize staff to purchase the Smith & Loveless lift station package from Falcon Environmental Corporation for \$38,899. All in favor, motion carried.

### **Bray & Co. Contract Extension**

City Manager Sloan recalled that Paradise Hills Properties, LLC (Bray & Company) made an offer to purchase the golf course property with an original closing date of October 9, 2007. Paradise Hills has now asked for an extension of the closing date until March 31, 2009. \$115,000 non-refundable earnest money placed in an escrow account would now be payable to the City.

Kevin Bray of Bray & Company outlined several reasons for Paradise Hills' request for an extension. The issues they wish to address include access to 1525 Road, a parkway, and County easements. They are also attempting to obtain adjacent land and are investigating various methods of funding for infrastructure, such as formation of a Metro District. Mr. Bray stated that addressing these additional issues would be mutually beneficial to Paradise Hills and the City.

**Regular Meeting, Delta City Council, October 2, 2007 (Cont.)**

**Bray & Company Contract Extension (Cont.)**

Manager Sloan added that Bray and Company has already invested a considerable amount of money and effort in the project, including the earnest money already paid to the City, as well as surveying, design and soils investigation. He feels Bray is committed to the project. If the extension is approved, Paradise Hills will pay the City an additional \$115,000 in earnest money plus an additional \$20,723 (equal to the cost of interest on the City's loan for the Golf Course during this period) each six months until the sale of the property is completed.

It was moved by Councilmember Carlquist and seconded by Councilmember Cooper to approve the request from Paradise Hills, LLC for an extension of the purchase agreement for the golf course property until March 31, 2009, and to authorize the Mayor to sign the Agreement to Amend/Extend Contract, subject to prior approval by the City Attorney. All in favor, motion carried.

**Ordinance #22, 2007; Second and Final Reading; Initial Zoning for Jennings Landing Addition No. 1 and No. 2, and a Portion of Jennings Landing Addition No.**

Ordinance #22, 2007

AN ORDINANCE OF THE CITY OF DELTA, COLORADO,  
PROVIDING INITIAL ZONING FOR THE JENNINGS LANDING  
ADDITIONS NO. 1 AND NO. 2 AND A PORTION OF THE  
JENNINGS LANDING ADDITION NO. 3

was introduced as Council Bill #22, 2007, and read by the Clerk.

It was moved by Councilmember Berger and seconded by Councilmember Carlquist to adopt Council Bill #22, 2007 on second and final reading. Roll call vote: Councilmembers Jurca, aye; Carlquist, aye; Cooper, aye; Berger, aye; and Seuell, aye. Council Bill #22, 2007 was adopted on second and final reading as Ordinance #22, 2007.

**City Attorney Comments**

The City Attorney had no comments.

**City Manager Comments**

City Manager Sloan reported that leaks have been reported at the museum after recent rainstorms. Following the most recent storm, the roof was checked and found to be in bad shape and in need of emergency repairs. Repair of the roof will most likely be as expensive as the library roof repair. Mr. Sloan stated he will be bringing information back to Council concerning the museum roof.

**Councilmember Comments**

Councilmember Carlquist reported that the Delta Housing Authority was successful in its bid for tax credits in the amount of \$5,216,000, which means the affordable housing project can proceed.

Councilmember Cooper mentioned that the Delta High School Homecoming Parade will take place on Friday, October 5. She also thanked Roger Christian for stepping into the position of Interim Chief of Police.

Councilmember Berger reported that he had recently attended the Project 7 annual meeting and work session. He explained that the proposed construction of a new treatment plant south toward the Ridgeway Reservoir appears not to be feasible at this time. Instead efforts will be directed toward increasing the capacity of the treatment plant east of Montrose in order to keep up with the increasing demand for treated water.

The meeting was adjourned at 7:53 p.m.

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Mary Lynn Williams, CMC, City Clerk